

23 Cranford Park SE
Calgary, Alberta

MLS # A2214174



\$600,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,550 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Welcome to 23 Cranford Park SE. A Beautifully Upgraded Home in the Heart of Cranston! This stunning 2-storey contemporary residence sits on a large, sun-drenched SOUTH-backing lot on a quiet, family-friendly street. Perfectly positioned within walking distance to schools, parks, shops, and restaurants, this home offers the ultimate blend of lifestyle and convenience. Start your day with coffee on the charming front porch and unwind in the evening in your private backyard oasis. Designed with functionality and style in mind, the home features an open-concept layout loaded with thoughtful upgrades throughout. The chef-inspired kitchen boasts sleek cabinetry, a large central island with breakfast bar, granite countertops, and stainless steel appliances, perfect for entertaining or casual family dinners. The spacious main floor offers a bright front living room, a generous dining area, and direct access to your sunny yard that's flooded with natural light throughout the day. Upstairs, the primary suite features a luxurious 4-piece ensuite and walk-in closet, along with two additional bedrooms, a shared 4-piece bath, and convenient upper-level laundry. The undeveloped basement includes 9-ft ceilings and offers a blank canvas for your future development—whether it's a rec room, home gym, or guest suite, the possibilities are endless. The home also offers Central Air Conditioning. Don't miss your chance to live in one of Cranston's most sought-after locations, 23 Cranford Park SE is the perfect place to call home!